

Board of County Commissioners

Division of Planning & Development

Planning Department

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Development Review Committee Meeting **February 16, 2004**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Barry Ginn-Ginn Engineering, Dan Hickey-Fire Services, Brad Burris-Fire Services, Marie Keenum-911 Coordinator, Michael Springstead-Springstead Engineering, Terry Neal-Attorney and Alysia Akins-Secretary.

The meeting convened at 2:03 P.M.

Mrs. Keenum moved to approve the minutes of the February 9, 2004 meeting.

Mr. Lukert seconded the motion and the motion carried.

Old Business:

None

New Business:

Our Father's Haven (C2003-0001) – Major Development - Preliminary Review

Benny Bedenbough and Ken Barrett, H & B Consulting Engineers, Inc., were present and requesting preliminary approval to construct residence w/guest suites, garage and barn for the purpose of a bed and breakfast. A clearance letter from the Division of Historical Resources is needed. The need for a variance request regarding the exemption of an endangered species survey was discussed. The property is currently improved pastureland. There is only 3% impervious area proposed.

A recess was called for at 2:07 PM.

The meeting reconvened at 2:10 PM.

The reference in the comp plan regarding the endangered species survey is 7.1.10(3), which reflects - if the project falls below 15,000 square feet of non-residential space, the survey is not required. Therefore, a variance request is not needed. However, the applicant will relocate any gopher tortoises or any other endangered species located at the building site. All engineering comments will be addressed on revised plans. The well will be permitted by the State Department of Health, not the Department of

Environmental Protection. Staff comments were discussed. Setbacks need to be shown on the plans, along with handicapped accessibility. The plans should be labeled as “preliminary” and should be signed and sealed. The number of employees, detailed information for the structures, flood zone information and dumpster pad details were discussed.

Mr. Helms moved to approve the preliminary request, subject to all comments being addressed on revised plans, and a letter regarding the relocation of any endangered species being submitted. Mr. Lukert seconded the motion and the motion carried.

Beall's Department Store – Major Development – Preliminary Review

Roger Strcula and Harry Newkirk, Upham, Inc., were present and requesting preliminary approval to construct a Beall's department store. Staff comments were discussed. Exterior lighting details are needed. The site plan shows the building encroaching on the lot line, which is along a 30' platted easement that runs between the proposed building and the existing Lowe's. There will only be 1' between the actual lot line and the proposed building. The intent is to use the easement as a common drive with two 15' lanes between the proposed Beall's store and the existing Lowe's store. The Code requires a 25' setback from the easement line, in which there is no setback shown on the site plan. Mr. Strcula stated the developer is not willing to shift the building. The Committee discussed the possible safety issues that could be created by the proposed configuration, since the area is proposed for both driving lanes and parking. The drive will be used to access loading areas in the back of the store and to access the master stormwater retention area on lot 9. The Committee and applicant discussed the possible solutions regarding the proposed configuration. A hardship needs to be proven in order for a variance to be granted. The Committee was unable to determine that a hardship exists that is not created by the developer himself. Other issues discussed were regarding the labeling of zonings on the plans. The type “B” screening requirements will not be necessary until after the remainder of lot 8 is developed. A lower level of service has been adopted for US Hwy 441. All regulatory agency permits are required. DOT permits were discussed. There are two access points proposed. Lot 8 is shown as two separate parcels, but should be referred to as Lot 8 only.

A recess was called for at 3:00 PM

The meeting reconvened at 3:05 PM.

A suggestion was made to reduce the parking aisle width in order to help meet the required setbacks. Proposed traffic for the easement/common drive was discussed. Options for the easement were discussed. A suggestion was made to remove or delete the driveway pavement and add a curb. Parking requirements and handicapped accessibility were discussed. Engineering comments were discussed. Hydraulic calculations are needed. Addressing issues were discussed. Sprinkler systems will be addressed when building permits are applied for. Future building expansion was discussed.

Mr. Helms moved to table this project to the next scheduled meeting in order to review a revised plan. Mrs. Keenum seconded the motion and the motion carried.

Dublin Investments Temporary Office – Medium Development – Conceptual Review

Ed Abshier, Abshier Engineering, Inc., was present and requesting conceptual approval to construct two 2880 square foot temporary office buildings. Staff comments were discussed. Turn radiuses need to be clarified on the plans. The proposed road is unimproved. The offices will be modular buildings for construction and engineering office space. These temporary buildings will be removed when the permanent offices are built. Setbacks, drainage, owner information, zoning, parking areas and hydrant locations were discussed. Engineering comments were discussed and will be addressed on revised plans.

Mr. Helms moved to approve the request for conceptual review, subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

Mr. Burris, Mr. Ginn and Mr. Lukert excused themselves at 3:40 PM.

Tri-County Villages – Amended PUD Master Development Plan

Marty Dzuro, Grant and Dzuro, was present and requesting an amendment to the master development plan for Tri-County Villages. A large-scale land use amendment and rezoning to the development order have been applied for. The project property consists of a 40-acre parcel and the proposed land use will be of mixed use. The proposed zoning will be RPUD. The actual uses of the property will be for commercial use and offices.

Mr. Helms moved to forward approval to the proper boards. Mr. Springstead seconded the motion and the motion carried.

VOS: Hickory Grove Villas – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 75-lot/3-tract subdivision. Staff and surveyor comments were discussed. Tract “C” should be included in the dedication.

Mr. Helms moved to approve the final plat, subject to all comments being addressed on the final plat. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 93 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 119-lot/2-tract subdivision. Staff and surveyor comments were discussed. An updated title certificate is needed. Road access and connections were discussed. Attorney Neal had concerns with the language listed in the conveyance.

Mr. Helms moved to approve the final plat submittal, subject to all comments being addressed on the final plat, and all issues regarding the conveyance language being resolved. Mr. Springstead seconded the motion and the motion carried.

VOS: Sullivan Villas – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., and Marty Dzuro, Grant and Dzuro, were present and requesting final plat approval to develop a 62-lot/4-tract subdivision. Staff and surveyor comments were discussed. This will be a walled villa. Approved engineering plans have not been received.

Mr. Helms moved to approve the final plat submittal, subject to all comments being addressed on the final plat and the engineering plans being approved by the engineer. Mr. Springstead seconded the motion and the motion carried.

Attorney Neal excused herself at 4:00 PM.

VOS: Unit 108 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 145-unit subdivision. Staff comments were discussed. Silt fences, buffer/landscape tracts, setbacks, turn radiuses, existing infrastructure, legal description errors, access concerns and emergency access were discussed.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Canal Street Village Recreation Center – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to construct a recreation center. All regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 106 – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 126-unit subdivision. A letter can address the wall/fence details. Stillwater Trail construction plans were discussed.

Mr. Springstead moved to approve the engineering plans, subject to the comments being addressed. Mr. Helms seconded the motion and the motion carried.

VOS: Unit 107 – Major Development – Engineering Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 167-unit subdivision. Speed limit zone postings were discussed regarding Florida Department of Transportation requirements. All regulatory agency permits are required.

Mr. Springstead moved to approve the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 109 – Major Development – Preliminary Review

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to develop a 146-unit subdivision. The proposed landscape tract and setbacks were discussed.

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed. Mr. Helms seconded the motion and the motion carried.

Q&A/Public Forum

None

The next meeting is scheduled for February 23, 2004.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 4:23 P.M.